

154.0

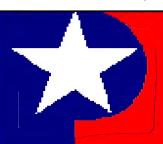
0004

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
674,500 / 674,500
674,500 / 674,500
674,500 / 674,500
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
799		CONCORD TPKE, ARLINGTON

OWNERSHIP

Owner 1:	OSER JASON A & ASHLEY F	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 799 CONCORD TURNPIKE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1:	DE MARKLES PAUL P JR -
Owner 2:	-

Street 1: 799 CONCORD TURNPIKE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476	Type:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Vinyl Exterior and 1504 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	264,100		410,400	674,500		102800
							GIS Ref
							GIS Ref
							Insp Date
							01/13/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,100	0	5,000.	410,400	674,500	674,500	Year End Roll	12/18/2019
2019	101	FV	209,500	0	5,000.	384,800	594,300	594,300	Year End Roll	1/3/2019
2018	101	FV	209,500	0	5,000.	318,100	527,600	527,600	Year End Roll	12/20/2017
2017	101	FV	209,500	0	5,000.	292,400	501,900	501,900	Year End Roll	1/3/2017
2016	101	FV	209,500	0	5,000.	266,800	476,300	476,300	Year End	1/4/2016
2015	101	FV	198,300	0	5,000.	261,600	459,900	459,900	Year End Roll	12/11/2014
2014	101	FV	198,300	0	5,000.	243,200	441,500	441,500	Year End Roll	12/16/2013
2013	101	FV	198,300	0	5,000.	231,400	429,700	429,700		12/13/2012

Parcel ID 154.0-0004-0005.0

!12121!

PRINT

Date	Time
12/11/20	02:14:04

LAST REV

Date	Time
11/08/18	15:05:24

danam

12121

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE MARKLES PAUL	60002-559		9/14/2012		477,000	No	No		
DE MARKLES DEME	31594-494		4/10/2000	Family	157,500	No	No		
	9625-527		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/25/2018	1392	Solar Pa	3,280	C					1/13/2009	Measured	372	PATRIOT
6/25/2015	804	Solar Pa	25,000		6/25/2015			Install 20 solar p	6/17/2002	Permit Visit	PM	Peter M
5/24/2002	388	Wood Dec	5,000	C				11X17 DECK	11/23/1999	Meas/Inspect	256	PATRIOT
5/7/2002	334	Redo Kit	20,000	C				REMODEL KITCHEN/BA	1/1/1982		CM	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	15 - Old Style			Full Bath:	1	Rating:	Good	OF=BM ^T SINK PDAS.											
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:													
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average												
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Average												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	WHITE			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1936	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G4	Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	7	3	M						
Sec Int Wall:		%		Economic:	L - Location	10.	%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:	2002										
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:		%		Total:	33.76	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	130.00			Heating:											
Bsmnt Gar:	1			Size Adj.:	1.34813833			General:											
Electric:	3 - Typical			Const Adj.:	0.98990101			COMPARABLE SALES											
Insulation:	2 - Typical			Adj \$ / SQ:	173.488			Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext:	S			Other Features:	89500														
Heat Fuel:	2 - Gas			Grade Factor:	1.00														
Heat Type:	5 - Steam			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	398650														
% Com Wall:		% Sprinkled:		Depreciation:	134584														
				Depreciated Total:	264066														
MOBILE HOME				WtAv\$/SQ:		AvRate:													
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 154.0-0004-0005.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	2004	0.00	T	12	101							
More: N				Total Yard Items:				Total Special Features:				Total:							

